

**AGENDA**  
**FLATHEAD COUNTY PLANNING BOARD**  
**April 10, 2019**

The Flathead County Planning Board will meet on **Wednesday, April 10, 2019** beginning at **6:00 P.M. in the 2nd Floor Conference Room of the South Campus Building, 40 11th Street West, Suite 200** Kalispell, Montana.

*\*\*Regular meetings may be concluded at 11:00 P.M., at the discretion of the Chair. Any agenda item not considered prior to 11:00 P.M. will be rescheduled to the next regularly scheduled meeting.\*\**

All decisions made by the Planning Board are considered *recommendations*  
and will be forwarded to the Board of County Commissioners for *final action*.  
Please check the County Commissioners page of the County website, [flathead.mt.gov/commissioner/](http://flathead.mt.gov/commissioner/)  
or contact the Commissioners' office at 758-5503, for the scheduled date and time of a particular item.

**THE AGENDA FOR THE MEETING WILL BE:**

- A. Call to order and roll call**
- B. Pledge of Allegiance**
- C. Approval of the March 13, 2019 meeting minutes**
- D. Public comment on public matters that is within the jurisdiction of the Planning Board (2-3-103 M.C.A.)**
- E. Board members disclose any conflict of interests**
- F. Public Hearings: The Flathead County Planning Board will hold a public hearing on the following agenda items. Following the hearing and Board discussion, the Board may make a recommendation to the Board of County Commissioners for final action:**

**1. FZC-19-03** A zone change request by Marquardt Surveying, on behalf of Georgia Otten in the Lower Side Zoning District. The proposal would change the zoning on approximately 18.35 acres from SAG-5 (Suburban Agricultural) to R-1 (Suburban Residential). The property is located along Foy's Lake Road (Montana Highway 404) near Kalispell.

**2. FZC-19-04** A zone change request by Sands Surveying, Inc., on behalf of Robert L. Spoklie in the Lower Side Zoning District. The proposal would change the zoning on approximately 160 acres from AG-40 (Agricultural) to AG-20 (Agricultural). The property is located along Soler Run.

**3. FPP-19-02** A request from Big Mountain Development Corp. with technical assistance from Sands Surveying, Inc. and Carver Engineering for preliminary plat approval of Northern Lights West Ph 3, a subdivision proposal to create 7 residential lots on approximately 12.31 acres within the Rural Whitefish Zoning District. The applicant is proposing to connect to community water and sewer. The property is located off Orion Drive, Whitefish, MT and is zoned BMRR (Big Mountain Resort Residential).

**4. FPMA-19-01** A request by Sands Surveying, Inc., on behalf of Rob R. Nesten for an amendment to the Kalispell City-County Master Plan Year 2010, specifically the Master Plan Map. The proposed amendment would change the land use designation from Suburban Residential/Open Space to High Density Residential on 6.47 acres.

**5. FZC-19-05** A zone change request by Sands Surveying, Inc., on behalf of Rob R. Nesten in the Evergreen Zoning District. The proposal would change the zoning on 6.47 acres from R-1 (Suburban Residential) to RA-1 (Residential Apartment). The property is located an eighth of a mile north of West Evergreen Drive on the east side of Kings Way in Evergreen.

**6. FPP-19-03** A request from Homes on a Thousand Hills, LLC with technical assistance from Dawn Marquardt, Inc. for preliminary plat approval of 'Homes on a Thousand Hills', a subdivision proposal to create 10 residential lots on approximately 213.2 acres within the West Valley Zoning District. The applicant is proposing individual wells and septic systems and access would be from a new internal subdivision road via Farm-to-Market Road. The property is located near the SW corner of Church Drive and Farm-to-Market Road and is zoned West Valley.

**7. FPP-19-01** A request from Gregory A. Speas, with technical assistance from TD&H Engineering for preliminary plat approval of Bear Track Subdivision, a proposal to create 3 residential lots on approximately 20.46 acres. The subdivision will be served by individual wells and septic systems and access would be from Kuzmic Lane. The property is located at 470 Kuzmic Lane, approximately three-quarters of a mile east of Old Highway 2 in Coram, MT.

- G. Old Business**
- H. New Business**
- I. Adjournment**

*Note: The next meeting will be held May 08, 2019*